



Dream house in a quiet,
family-friendly area



Price:	380.000 € (≈ 138.054.000 Ft)
Living space:	300 sq. m.
Plot size:	3.000 sq. m.
Type of house:	Detached house
Commission Rate:	1.27% of the purchase price including VAT, Subject to commission: yes



Property description:

"Current note: The price is currently 134,000,000 Forints. Due to the current high exchange rate fluctuations, we are unfortunately unable to update the displayed EUR price daily.

Dream home with low running costs!

- 3,000 m² plot of land
- Parking for several cars in the courtyard and on the street
- Option to bake and cook in the garden in summer
- Year built in 1995
- Solid construction
- Tiled roof
- Gutters were completely replaced in 2018, including the necessary flashing
- Windows and doors were completely replaced in 2021. The windows and patio doors are made of PVC and equipped with mosquito nets and roller shutters.

The gas heating system was replaced with a pellet heating system in 2022.

The ground floor has underfloor heating; all other rooms have radiators.

" Hot water is provided by a gas boiler or, if necessary, an electric boiler.

Double garage with separate service shaft.

Separate covered parking space.

A total of seven separate rooms on the ground and first floors.

The basement contains additional rooms that can be converted into separate living space.

The location and features of the property make it an ideal location for starting a business, whether an office, a restaurant, or another commercial enterprise.

Furnishings: Completely

Location: Csempeszkopács is a 20-minute drive from Szombathely and a 30-minute drive from Zalaegerszeg. The M1 motorway and Győr can be reached in approximately 50 minutes. This quiet village has 300 inhabitants. Its convenient access to the Austrian border and larger cities makes it even more attractive.

Miscellaneous: Have you found a property and want to be sure that the price and condition are right?

Especially abroad, inflated prices or hidden defects can occur. Our building expert inspects the property before purchase and helps you avoid risks.

Because, based on the principle of "sold as seen," later claims for defects are difficult to enforce.

Upon request, our additional services when concluding a search agreement include:

- Search profile & suitable property suggestions
- Joint viewings
- Condition and risk assessment
- Support during the purchase process

Included in the commission:

- Land registry check (encumbrances & ownership)
- Referral to a German-speaking lawyer/notary
- German translation of the purchase agreement
- Transfer of electricity, water, gas, garbage, etc.
- Property management upon request for the first year

Note:

The property description is based wholly or partially on information provided by the owner. We assume no liability for the accuracy and completeness of this

information.

Would you like to professionally market your property in Germany or Hungary?

Then please contact us!

Over 200,000 active prospective buyers are already waiting for your offer.

Please note that the property details may have been created or revised using artificial intelligence (AI). However, no essential features have been altered.

Commission Rate:

As the buyer, you will pay 1.27% including Hungarian VAT for this property upon invoicing and signing of the purchase agreement. This price includes:

- Verification of the land register for encumbrances and ownership rights
- Referral to a German-speaking lawyer (in Hungary, lawyers authenticate purchase agreements, not notaries as in Germany)
- A German translation of the purchase agreement
- All utility transfers, including electricity, gas, water, and waste disposal, etc.

Remarks:

The information provided by us is based on information provided by the seller or the seller. For the correctness and completeness of the information, no responsibility or liability can be accepted. An intermediate sale and mistakes are reserved.

General business conditions:

We refer to our terms and conditions. Through further use our services do you explain your knowledge and consent.

Miscellaneous:

Pay attention to our unique A-B-C classification of the objects at the beginning of the object heading! Explanation on www.ungarn.online

Have you found a house and want to know whether the offer is in order? Often there is the "foreigner surcharge" or hidden defects, let our building surveyor look

at the house and verify the purchase price. After the purchase as seen
Complaints are practically no longer enforceable.

You have the opportunity to conclude a consulting contract with us! This service is not tied to a specific object, is voluntary and includes the following services:

- Create an application in which you describe exactly which property is desired on the page <https://ogy.de/gesuch>
- Suggestions for suitable properties from various channels and from private sellers until you have found the right property
- Joint inspection of your dream property & Risk assessment by our building expert & Energy advisor (within a radius of Héviz | Keszthely 30 km)
- Support in handling all purchase formalities
- ion of an English-speaking notary (layer)
- English sales contract translation
- Re-registration of all providers such as electricity, water, gas etc.
- Housekeeping during your absence

At the following fixed price:

- a) Purchase price greater than 50.000 € = 1.27% of the purchase price (including VAT)
- b) Purchase price less than 50.000 € = 2.54% of the purchase price (including VAT)

You can find many more of our properties at:
www.immocenter-ungarn.com

























